

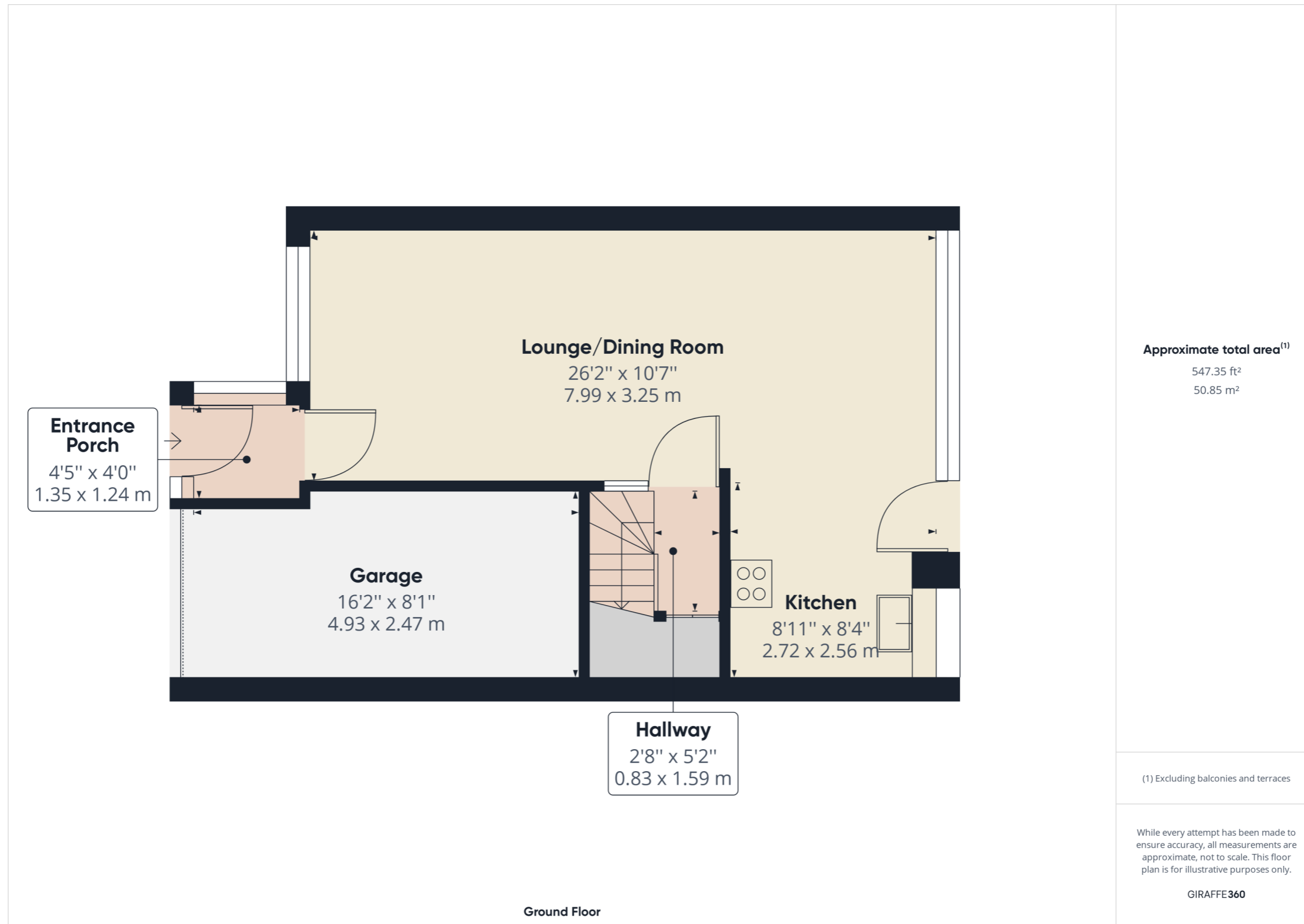


Ridgewater
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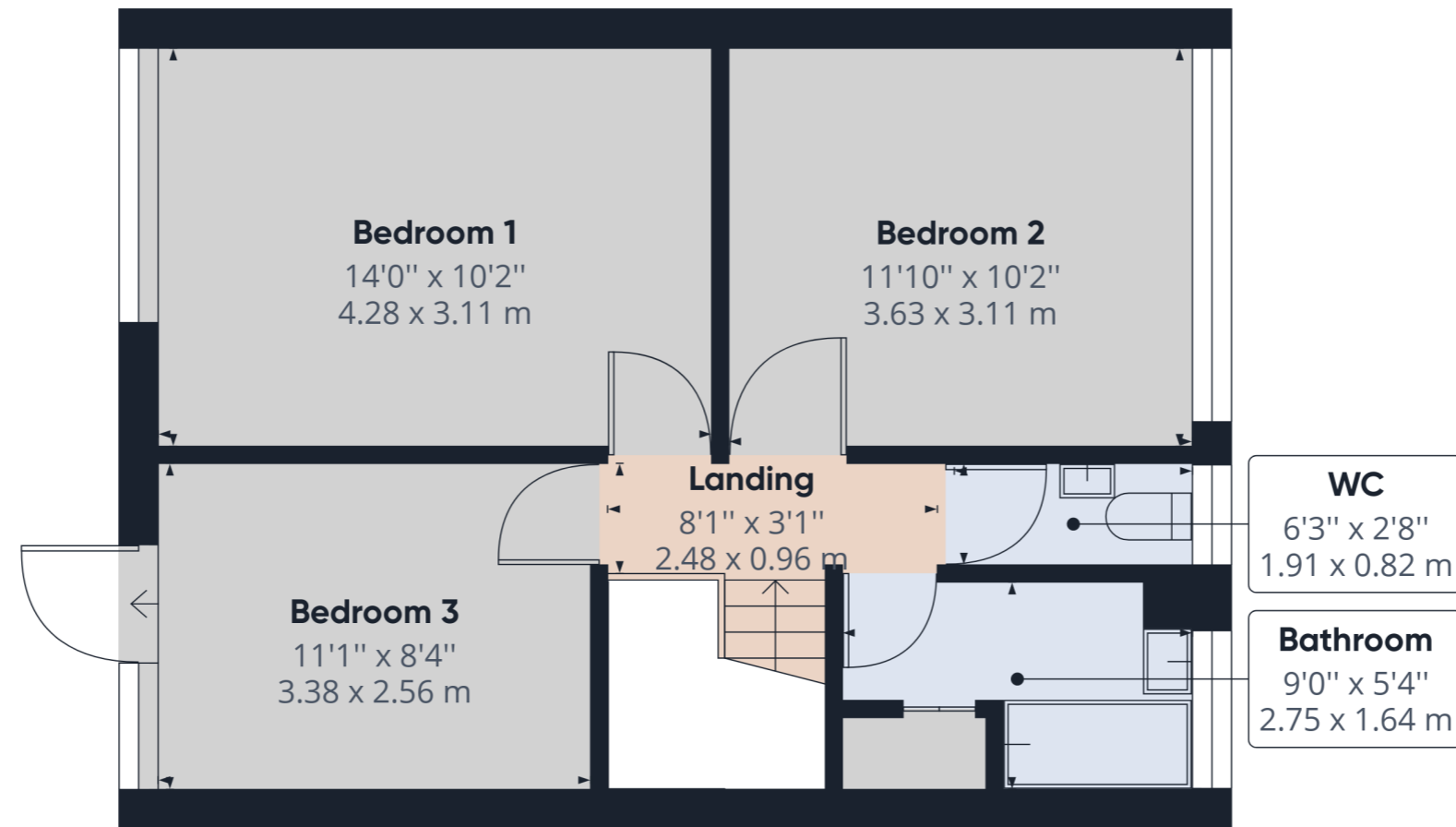
**3 Bedroom End Terrace House for Sale in
Babbacombe, Torquay**

£285,000

FLOOR PLAN



FLOOR PLAN



Approximate total area⁽¹⁾
455.31 ft²
42.30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

DESCRIPTION

A three bedroom end terraced house situated in this popular residential area and enjoying pleasant open outlooks to the front over the surrounding area and towards Walls Hill. The house has modern electric radiators and double glazing and benefits from driveway parking and an integral garage. Outside are terraced gardens to the front and rear which have been mainly paved and gravelled for ease of maintenance.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, coastal walks over Walls Hill and the Downs which give access to a choice of beaches. Bus services operate from Babbacombe to Torquay town centre. Together with its neighbouring districts of Wellswood, St Marychurch and Plainmoor, the area offers schools catering from infants to secondary age groups.

Accommodation.

PVC part double glazed front door and obscure double glazed side windows open to the

Entrance Porch 4'5" x 4'0" (1.35m x 1.24m). Large double glazed windows looking onto the front garden. Tiled floor. PVC inner door with an obscure double glazed panel opens to the

Lounge/Dining Room 26'2" x 10'7" (7.99m x 3.25m). Large double glazed windows at either end of the room overlooking the gardens and giving outlooks over the surrounding area towards Walls Hill. Reformite stone feature fireplace for an electric fire with wooden display shelves and mantel. Coved ceiling. Two modern electric radiators. A wide opening leads to the

Kitchen 8'11" x 8'4" (2.72m x 2.56m). Fitted with a range of units in a white finish comprising floor base cupboards and drawers with roll edge worktops and a stainless steel sink with a mixer tap. Matching wall cupboards. Tiled surrounds. Indesit electric hob with a cooker hood over. Hotpoint fan oven. Space for a washing machine and fridge/freezer. Ceiling spotlights. Tiled floor. Double glazed window and part obscure double glazed door onto the rear garden.

A glazed door and internal window from the lounge open to the

Inner Hall with an understairs storage cupboard. Stairs with a handrail lead up to the First Floor.

Landing. Access hatch to the loft space.

Bedroom 1. 14'0" x 10'2" (4.28m x 3.11m). Wide double glazed window overlooking the front gardens and giving views over the surrounding area towards Walls Hill. Modern electric radiator.

Bedroom 2. 11'10" x 10'2" (3.63m x 3.11m). Wide double glazed window overlooking the rear gardens. Modern electric radiator.

Bedroom 3. 11'1" x 8'4" (3.38m x 2.56m). Large double glazed window and door opening onto the flat roof balcony area, overlooking the front gardens and giving views over the surrounding area towards Walls Hill. Modern electric radiator.

Bathroom. 9'0" x 5'4" (2.75m x 1.64m). Coloured suite comprising a panelled bath with an electric shower over and a folding screen. Pedestal wash basin. Chrome ladder style heated towel rail. Tiled walls and floor. Mirror fronted cabinet. Recessed lighting. Large airing cupboard housing a lagged hot water cylinder with an immersion heater and shelving. Obscure double glazed window.

Separate WC. 6'3" x 2'8" (1.91m x 0.82m). Close couple suite. Tiled walls and floor. Obscure double glazed window.

Outside.

A brick paved driveway gives **Parking Space** and leads to the

Integral Garage 16'2" x 8'1" (4.93m x 2.47m). Metal up and over door. Electric light and points. Electricity meter and consumer box.

The front garden has been arranged for ease of maintenance with wide paved and gravel terraces with space for potted plants and containers. Outside light. An archway with a gate and a concrete path at the side of the house leads to the

Rear Garden. Immediately behind the house is a wide concrete pathway with steps leading up to the terraced rear garden with flower bed and paved terraces ideal

for potted plants and containers. Aluminium framed greenhouse. The garden is enclosed by walls, fencing and hedges.

Energy Performance Rating Band F.

Council Tax Band C (£1895.78 2023/24).

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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